

NAME: _____

DATE: _____

2011 PROPERTY TAX LEGISLATION SELF STUDY SESSION

REVIEW QUESTIONS

1. Which of the following describes how Assembly Bill 75 amends sections 17533.6 and 17537.9 of the Business & Professions Code? Mark all that apply.
 - ☐ Prohibit the use of the term "assessor" in the title, trade, or brand name of any solicitation that reasonably could be interpreted or construed as implying a governmental connection.
 - ☐ Prohibits an assessment reduction filing service from soliciting funds in any manner.
 - ☐ Changes the font size requirement for disclosures that must be printed on advertisements or other promotional materials.
 - ☐ Prohibits the words "board" or "commission" from being used with the word "appeal" or "tax" in the business name of an assessment reduction filing service.
 - ☐ All of the above.

2. Which of the following changes are made by Assembly Bill 188 to sections 205.5 and 279 regarding an unmarried surviving spouse?
 - ☐ The disabled veterans' exemption terminates when an unmarried surviving spouse remarries.
 - ☐ An unmarried surviving spouse receiving the disabled veterans' property tax exemption on their home will continue to be eligible if he or she is confined to a hospital or care facility.
 - ☐ Both of the above.

3. Assembly Bill 188 amends section 279 to consolidate into that section the effective date of the disabled veterans' exemption for specified situations set forth in other sections of law. Match those other section(s) with the appropriate type of situation.

1	75.22
2	205.5
3	276.1
4	276.2

	Delayed disability rating
	New home purchase
	Rental or second home conversion
	Post-Death Qualification

4. Assembly Bill 563 allows specified county finance department employees to obtain or access otherwise confidential information held by the county assessor when conducting an investigation to determine whether the documentary transfer tax should be imposed for an unrecorded change in control or change in ownership of property.

- ☐ True
☐ False

5. Under the amendments made by Assembly Bill 563, the assessor is required to disclose social security numbers to specified city finance department employees.

- ☐ True
☐ False

6. Government Code section 50281 allows inspections of Mills Act historical property. Effective January 1, 2012, which of the following agencies will conduct inspections? Mark all that apply.

- ☐ State Department of Parks and Recreation, Office of Historic Preservation
☐ State Board of Equalization
☐ County Assessor
☐ City, county, or city and county that is party to the contract
☐ All of the above

7. Assembly Bill 703 extends the sunset date of the property tax welfare exemption for property in its natural state. What is the new sunset date?

- ☐ January 1, 2013
☐ January 1, 2023
☐ January 1, 2033
☐ January 1, 2043

8. For an assessment appeal hearing, match who has the burden of proof for each situation.

1	County assessor
2	Applicant

	Owner-occupied single-family dwelling that is a primary residence
	Escape assessment
	Single-family dwelling that is a vacation home
	Penalty assessment
	Single-family dwelling that is a secondary home
	Assessor requests a higher assessed value than is on the assessment roll
	Non-enrollment of a purchase price

9. Assembly Bill 15 of the First Extraordinary Session makes which of the following uncoded legislative findings and declarations? Mark all that apply.

- ☐ A purchaser of a newly constructed active solar energy system that was sold in a sale-leaseback arrangement is eligible to receive the property tax new construction exclusion for the system if no other taxpayer has received the exclusion for the same system.
- ☐ Systems constructed as freestanding or parking lot canopies qualify for the active solar energy system new construction exclusion.
- ☐ A purchaser of a newly constructed active solar energy system that was sold in a partnership flip structure is eligible to receive the property tax new construction exclusion for the system if no other taxpayer has received the exclusion for the same system.
- ☐ All of the above.

10. The exclusion from new construction provided by section 73 shall remain in effect only until there is a subsequent change in ownership.

- ☐ True
- ☐ False

11. An active solar energy system does not include which four types of systems:

12. Senate Bill 507 increases the penalty for failure to file the change in ownership statement on property with a value of \$2.5 million or more. What is the maximum penalty for each type of property?

Property eligible for the homeowners' exemption: \$ _____
Property not eligible for the homeowners' exemption: \$ _____

13. Senate Bill 507 decreases the number of days to file a change in ownership statement with the county assessor from 90 to 45 days.

- ☐ True
- ☐ False

14. Which statements reflect the amendments to section 482 made by Senate Bill 507? Mark all that apply.
- ☐ The penalty notice for failure to file a change in ownership statement with the assessor may be mailed to *any* address reasonably known to the assessor only as a last resort.
 - ☐ A change in ownership statement must be mailed to the address contained in any recorded instrument evidencing a transfer of an interest in real property or the address specified for mailing tax information on the filed *Preliminary Change of Ownership Report* or to a different address for mailing tax information that the transferee has subsequently provided to the assessor.
 - ☐ Penalty notices must identify the parcel for which the penalty is assessed.
 - ☐ All of the above.
15. A legal entity that purchases an office building must file a LEOP *Change in Ownership Statement* with the State Board of Equalization.
- ☐ True
 - ☐ False
16. A legal entity that purchases a business that owns an office building must file a *Change in Ownership Statement* with the county assessor.
- ☐ True
 - ☐ False
17. To avoid a penalty, a LEOP *Change in Ownership Statement* must be filed with the BOE within 45 days of the date of the event that triggers a change in control or change in ownership of a legal entity under Section 64(c) or (d).
- ☐ True
 - ☐ False
18. The penalty for failure to file a *Change in Ownership Statement* may be abated if the failure to file the statement timely was due to reasonable cause and not due to willful neglect. Effective January 1, 2012, which body can abate the penalty?
- ☐ County board of supervisors
 - ☐ County board of equalization or assessment appeals board
 - ☐ County auditor

19. Various statutes specify the form that needs to be filed. Match the form with the appropriate section(s).

1	Change in Ownership Statement
2	Preliminary Change of Ownership Report
3	LEOP COS

	§480
	§480.1
	§480.2
	§480.3
	§480.4
	§481
	§482
	§483

20. An owner is required to report a change in ownership to the assessor by filing a *Change in Ownership Statement*. However, a penalty for failure to file the statement is not imposed unless the assessor makes a written request and the owner subsequently fails to timely file the *Change in Ownership Statement*.

- ☐ True
☐ False

21. A legal entity erroneously answered "yes" to questions on its California income tax return indicating a possible change in ownership. This generated a request by the BOE that a LEOP *Change in Ownership Statement* be completed by the taxpayer. The legal entity subsequently failed to respond to the BOE's request to file LEOP statement, which triggered a penalty on property owned by the legal entity. Who must abate the penalty in this situation?

- ☐ County board of supervisors
☐ County assessor
☐ State Board of Equalization

22. Property owners and counties or cities that are currently parties to a Williamson Act contract may mutually agree to rescind the contract on parcels of land meeting certain criteria and simultaneously enter into a "solar-use easement." Parcels subject to a solar-use easement are to be assessed pursuant to section 402.1 during the term of the easement.

- ☐ True
☐ False

23. Section 63.1 specifically excludes any interest in a legal entity from qualifying for the parent-child and grandparent-grandchild exclusion. Senate Bill 947 amends section 63.1 to expressly allow the exclusion to apply to transfers of interests in what type of legal entity?
- ☐ Family Limited Partnership
 - ☐ Limited Liability Company
 - ☐ Cooperative Housing Corporation
24. Once a base year value has been transferred under section 69.5, additional construction may be included in the transferred base year value if certain requirements are met. Effective January 1, 2012, what are these requirements?
- ☐ The construction is completed within two years of the purchase of the replacement dwelling.
 - ☐ The construction is completed within two years of the sale of the original property.
 - ☐ The value of the new construction plus the market value of the replacement home when purchased does not exceed the market value of the original property as determined for the original claim for a base year value transfer.
 - ☐ The value of the new construction plus the market value of the replacement home when purchased does not exceed 110 percent of the market value of the original property.
 - ☐ The property owner must have notified the assessor in writing within 30 days after completion of the new construction.
 - ☐ The property owner must have notified the assessor in writing within 6 months after completion of the new construction.
25. After January 1, 2012, what is the section that provides that property tax exemptions cease as of the date of sale or transfer of property?
- ☐ Section 75.23
 - ☐ Section 271
 - ☐ Section 271.5
 - ☐ Section 276.2
26. Senate Bill 947 amends section 277.2 to extend the time a disabled veteran has to file a claim to receive the full amount of the disabled veterans' exemption on a newly eligible property.
- ☐ True
 - ☐ False
27. Senate Bill 947 amends section 2821 to allow the board of supervisors to accept applications for requests for separate assessment between March 31 and July 1.
- ☐ True
 - ☐ False

28. Under section 4831, an assessor may correct the roll to apply a decline in value to what types of property? Mark all that apply.

- ☐ Floating homes
- ☐ Manufactured homes
- ☐ Real property
- ☐ All of the above

29. Under section 408, the assessor must disclose information, furnish abstracts, or permit access to records in the assessor's office to the tax collector under specified conditions. However, the assessor cannot disclosure social security numbers to the tax collector.

- ☐ True
- ☐ False

30. Match the code section with the bill number that amended it.

1	AB 188
2	AB 563
3	AB 654
4	AB 711
5	SB 507
6	SB 618
7	SB 947
8	SB 948

	§63.1
	§69.5
	§167
	§205.5
	§276.2
	§408
	§408.4
	§480
	§483
	§4831
	§50281
	§51190